164.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,700 / 851,700
					USE VALUE:	851,700 / 851,700
					ASSESSED:	851,700 / 851,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PACKARD THEODORE B
Owner 2:	PACKARD SHEILA R
Owner 3:	
Street 1:	10 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,285 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 2576 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7285.000	404,700		447,000	851,700
Total Card	0.167	404,700		447,000	851,700
Total Parcel	0.167	404,700		447,000	851,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.63 | /Parcel: 330.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	108617
GIS Ref	
GIS Ref	
Insp Date	07/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	404,800	0	7,285.	447,000	851,800	851,800	Year End Roll	12/18/2019
2019	101	FV	314,400	0	7,285.	447,000	761,400	761,400	Year End Roll	1/3/2019
2018	101	FV	324,900	0	7,285.	395,900	720,800	720,800	Year End Roll	12/20/2017
2017	101	FV	324,900	0	7,285.	332,000	656,900	656,900	Year End Roll	1/3/2017
2016	101	FV	324,900	0	7,285.	332,000	656,900	656,900	Year End	1/4/2016
2015	101	FV	306,800	0	7,285.	287,300	594,100	594,100	Year End Roll	12/11/2014
2014	101	FV	306,800	0	7,285.	277,800	584,600	584,600	Year End Roll	12/16/2013
2013	101	FV	306,800	0	7,285.	264,400	571,200	571,200		12/13/2012

!12707!

PRINT

Date	Time
12/11/20	02:46:12

LAST REV

Date	Time
02/26/20	10:53:32
danam	
12707	

USER DEFINED

Prior Id # 1:	108617
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAGG PETER /ET	27405-328		6/20/1997		282,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1731	New Wind	43,765	C				
5/27/2016	676	Shed	15,000					add shed 14x20
9/1/1998	675	Addition	70,000					6X19 2ST ADD/REM K

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Inspected	CC	Chris C
6/5/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Measured	336	PATRIOT
1/21/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	267	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7285		Sq. Ft.	Site		0	70.	0.88	8									446,986						447,000	

Total AC/HA:	0.16724	Total SF/SM:	7285	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	446,986	Spl Credit		Total:	447,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01713276
Const Adj.:	0.98990101
Adj $ / SQ:	130.892
Other Features:	95000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	549896
Depreciation:	145172
Depreciated Total:	404723

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M

Totals		
1	7	4

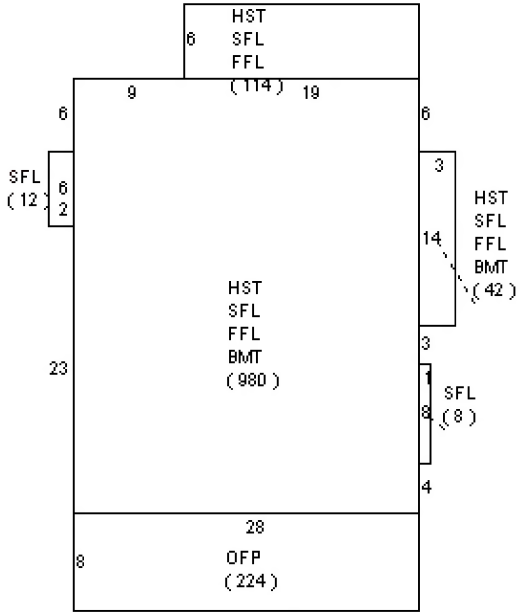
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	143.98
Special Features:	0	Val/Su Net:	98.56
Final Total:	404700	Val/Su SzAd	141.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,156	130.890	151,311
FFL	First Floor	1,136	130.890	148,693
BMT	Basement	1,022	39.270	40,131
HST	Half Story	568	104.710	59,477
OFP	Open Porch	224	23.630	5,292

Net Sketched Area:	4,106	Total:	404,904
Size Ad	2860	Gross Are	4674	FinArea	2576
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	14X20	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	